

Byron Reynolds

From: John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Sent: Thursday, September 23, 2021 2:04 PM
To: Robert Zuccaro
Cc: Malcolm Butters; Byron Reynolds; Joi-Phyle Hallem; Tom Robertson
Subject: [External Email] RE: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

From IT@KCI.COM 410-316-7820 *** This is an External Email from outside of KCI.

You're welcome, my pleasure

Sent from my Sprint Samsung Galaxy S9.

----- Original message -----
From: Robert Zuccaro <Robert.Zuccaro@kci.com>
Date: 9/23/21 1:58 PM (GMT-05:00)
To: John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Cc: Malcolm Butters <MSButters@Butters.com>, Byron Reynolds <Byron.Reynolds@kci.com>, Joi-Phyle Hallem <jolly.hallem@kci.com>, Tom Robertson <trobertson@brzoninglaw.com>
Subject: RE: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

John,

Thank you for your input and concurrence.

Respectfully,

Robert Zuccaro, P.E., ENV SP
Senior Project Manager



KCI TECHNOLOGIES INC.
We’ve Moved ...Please Note Our New Address
1425 W. Cypress Creek Road, Suite 101
Fort Lauderdale, FL. 33309
robert.zuccaro@kci.com
Office Main: 954.776.1616
Office Direct: 954.839.6700
Mobile: 561.929.2422
www.kci.com

RISE TO THE CHALLENGE

From: John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Sent: Thursday, September 23, 2021 10:19 AM
To: Robert Zuccaro <Robert.Zuccaro@kci.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: [External Email] FW: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

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Robert, thank you for this information.

Maggie, based on discussions with staff we have decided that 5’ dedication will not be required.

Thank you,
John

From: Robert Zuccaro <Robert.Zuccaro@kci.com>
Sent: Wednesday, September 22, 2021 11:13 AM
To: John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Cc: Byron Reynolds <Byron.Reynolds@kci.com>; Joi-Phyle Hallem <jolly.hallem@kci.com>
Subject: RE: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

Hi John,

As we discussed a few minutes ago, attached is a preliminary site plan , yet to be submitted for DRC review. As you can see the pond areas and building setback lines would have some impacts. We are very tight on the volume of the ponds which are required not specifically for this triangular parcel but a condition of the Gold Coast Plat Master Permit.

Respectfully,
P&Z

Robert Zuccaro, P.E., ENV SP
Senior Project Manager



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RISE TO THE CHALLENGE

From: John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Sent: Tuesday, September 21, 2021 2:21 PM
To: Robert Zuccaro <Robert.Zuccaro@kci.com>
Cc: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: [External Email] FW: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

From IT@KCI.COM 410-316-7820 *** This is an External Email from outside of KCI.

Good afternoon Robert,

Regarding below, please call me when you have an opportunity, 954 545-7009.

Thanks,
John

(A) The City Commission shall not accept any street right-of-way as a public street whether by dedication in a plat or by deed or other instrument unless it complies with the applicable following minimum width unless modified in any overlay district with a corresponding street regulating plan or diagrams for the streets within the overlay district, such as but not necessarily limited to the TO/EOD.

(1) The width of a right-of- way of the following streets shall be not less than 60 feet:

- (a) Business streets;
- (b) Through streets;
- (c) Boulevards;
- (d) Primary streets; and
- (e) Local, collector, minor arterial and principal arterial streets which are within or abutting a non-residential base zoning district.

From: Robert Zuccaro < >
Sent: Thursday, September 16, 2021 1:47 PM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: Byron Reynolds <Byron.Reynolds@kci.com>; Malcolm Butters <MSButters@Butters.com>; Tom Robertson <trobertson@brzoninglaw.com>; John Sfiropoulos <John.Sfiropoulos@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: RE: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

Maggie,

We have compared the City of Pompano Beach typical section for both 50’ R/W and 60’ R/W. The only difference is that the 60’R/W has 5’ sidewalk each side. Our position is that the roadway section immediately north does not have sidewalk. We would like to maintain the same for our clients property, i.e. no sidewalk. Both 50 ‘and 60’ R/W have the same pavement section (2 -11’ lanes), which is what is currently in the 50’ R/W along our client’s property.

As you well know code requirements do not necessarily fit every situation. We ask that you view this on a case by case basis.

The following is taken from the Code Section you referenced:

2) The width of a right-of- way of the following streets shall be not less than 50 feet:
(a) Secondary streets;

We believe that this is a secondary street and following this section of code and the current conditions north ; there is no street south (NW 15th Ave was vacated when N. Andrews extension was constructed).

We appreciate your consideration/concurrence in what we have presented.

Respectfully,

Robert Zuccaro, P.E., ENV SP
Senior Project Manager

P&Z

PZ22-12000001
6/22/2022



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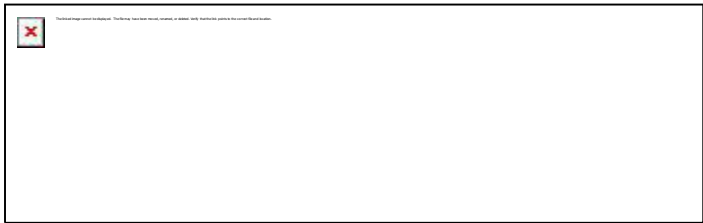
RISE TO THE CHALLENGE

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, September 16, 2021 12:27 PM
To: Robert Zuccaro <Robert.Zuccaro@kci.com>
Cc: Byron Reynolds <Byron.Reynolds@kci.com>; Malcolm Butters <MSButters@Butters.com>; Tom Robertson <troberson@brzoninglaw.com>; John Sfiropoulos <John.Sfiropoulos@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: [External Email] RE: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

From IT@KCI.COM 410-316-7820 *** This is an External Email from outside of KCI.

Mr. Zuccaro,
The Code Section concerning Minimum Right-of-Way - Section 100.01,
https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-83849
states that the width of a right-of-way for non-residential streets shall be not less than 60 feet. The additional 5 feet should not be a problem given your conceptual site plan. It's my understanding that staff will work with you on how this dedication can be achieved with the proposed Site Plan (attached).

Sincerely,
Maggie



My hours are from 7:00 AM to 6:00 PM Monday thru Thursday

From: Robert Zuccaro <Robert.Zuccaro@kci.com>
Sent: Thursday, September 16, 2021 11:21 AM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: FW: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

Hi Maggie,

I misspelled your email address, see below.

Respectfully,

Robert Zuccaro, P.E., ENV SP
Senior Project Manager



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Mobile: 561.929.2422
www.kci.com

RISE TO THE CHALLENGE

From: Robert Zuccaro
Sent: Thursday, September 16, 2021 11:09 AM
To: maggie.barszewski@copbpfl.com
Cc: Byron Reynolds <Byron.Reynolds@kci.com>; Malcolm Butters <MSButters@Butters.com>; Tom Robertson <troberson@brzoninglaw.com>
Subject: FW: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

Hi Maggie,

P&Z

Please provide clarification regarding the last sentence in your 9/7/21 email to KCI’s Byron Reynolds regarding a 5’ dedication along NW 15 Ave.

Regarding the 5’ dedication you are saying is necessary from the west property line of 1698 N. Andrews project, please provide documentation requiring the additional dedication.

This existing section of street R/W along the 1698 N. Andrews property is not a highly travelled roadway, is in an Industrial Zoned area and NW 15th Ave. R/W ends at the southern limits of the 1698 N. Andrews property, with limited through traffic expected. The pavement section of two (2) -11’ lanes centered on the centerline of the existing 50’ R/W will remain and the current alignment matches the street pavement section to the north.

Respectfully,

Robert Zuccaro, P.E., ENV SP
Senior Project Manager



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RISE TO THE CHALLENGE

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Tuesday, September 7, 2021 4:33 PM
To: Byron Reynolds <Byron.Reynolds@kci.com>
Cc: Daniel Keester <Daniel.Keester@copbfl.com>; Robert Zuccaro <Robert.Zuccaro@kci.com>; Nicholas Leone <Nicholas.Leone@kci.com>; Jaime Mayo <jmayo@hnm-architecture.com>; Lauren Gratzer <Lauren.Gratzer@copbfl.com>; Malcolm Butters <MSButters@Butters.com>
Subject: [External Email] RE: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

From IT@KCI.COM 410-316-7820 *** This is an External Email from outside of KCI.

Good Afternoon Mr. Reynolds,
As I mentioned on the phone the submittal can be done through the drop box or fedex, however I am in today if you would like to drop off anything this afternoon. Our informal pre-ap. can be done over the phone (which we’ve kind of already completed).

Regarding the wording I mentioned, it may be that the County will need something a bit more specific. I’m processing another that was phrased as follows:
“ The change to the NVAL is as follows:
• A 33 foot opening with the centerline located approximately 68.5 feet west of the east plat limits. This opening shall be marked on the sketch as “RIGHT-IN, LEFT INGRESS ONLY”.
• A 25 foot opening located at the east plat limits. This opening shall be marked on the sketch as “RIGHT-OUT EGRESS ONLY”. ”
It’s also helpful that you reference the sketch & description that will be attached.

I will also be making sure that the Planner working on the Site Plan is aware of the NW15th Avenue 5-foot dedication (through a separate instrument) that will be necessary.

Let me know if you have any further questions.

Sincerely,
Maggie



My hours are from 7:00 AM to 6:00 PM Monday thru Thursday

From: Byron Reynolds <Byron.Reynolds@kci.com>
Sent: Tuesday, September 7, 2021 12:12 PM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: Daniel Keester <Daniel.Keester@copbfl.com>; Robert Zuccaro <Robert.Zuccaro@kci.com>; Nicholas Leone <Nicholas.Leone@kci.com>; Jaime Mayo <jmayo@hnm-architecture.com>; Lauren Gratzer <Lauren.Gratzer@copbfl.com>; Malcolm Butters <MSButters@Butters.com>
Subject: RE: 19-010_ 1698 North Andrews - NVAL Request Letter Submittal

Good afternoon Maggie,

I hope you had a wonderful Labor Day weekend! We believe we are in shape to make our submittal for the NVAL Request Letter to the City. Please find attached PDF documentation for the submittal. Can you please provide us with a submittal date to meet with you and make the hard copy submittal?

P&Z